



**MINUTES
FREMONT PLANNING COMMISSION
REGULAR MEETING OF OCTOBER 14, 2004**

CALL TO ORDER: Vice Chairperson Wieckowski called the meeting to order at 7:00 p.m.

PRESENT: Commissioners Harrison, King (arrived 7:05 p.m.), Lydon, Natarajan, Sharma

ABSENT: Chairperson Weaver

STAFF PRESENT: Jeff Schwob, Planning Director
Larissa Seto, Senior Deputy City Attorney II
Alice Malotte, Recording Clerk
Chavez Company, Remote Stenocaptioning
Miriam Schalit, Video Technician

APPROVAL OF MINUTES: Regular Minutes of September 23, 2004, were approved as submitted.

CONSENT CALENDAR

THE CONSENT LIST CONSISTED OF ITEM NUMBERS 1, 2, 3, AND 4.

IT WAS MOVED (HARRISON/NATARAJAN) AND UNANIMOUSLY CARRIED BY ALL PRESENT THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION ON ITEM NUMBERS 1, 2, 3, AND 4.

Item 1. FIRE STATION NO. 6 – 4355 Central Avenue – (PLN2005-00051) - to consider a finding of General Plan conformity for a proposed fire station site located in the Centerville Planning Area. A Mitigated Negative Declaration has prepared for this site. (Continued from September 23, 2004.)

HOLD PUBLIC HEARING;

AND

FIND THAT PLN2005-00051 IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS AND POLICIES SET FORTH IN THE GENERAL PLAN'S FUNDAMENTAL GOALS AND HEALTH AND SAFETY CHAPTERS, AS SET FORTH IN EXHIBIT A, HEREBY ADOPTED BY REFERENCE.

Item 2. CHINA HARBOR – 39410 Fremont Boulevard - (PLN2004-00171) - to consider a Finding for Site Plan and Architectural Approval for a new outdoor dining patio and new landscaping in conjunction with the exterior remodeling of an existing restaurant building located in the Central Planning Area. This project is categorically exempt under CEQA Section 15301(a) as exterior alterations to an existing building.

HOLD PUBLIC HEARING;

AND
FIND THE PROJECT AS PROPOSED IS CATEGORICALLY EXEMPT UNDER CEQA SECTION 15301(A) AS IT RELATES TO THE EXTERIOR ALTERATION OF AN EXISTING BUILDING;

AND
FIND THAT THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S GENERAL PLAN AND THE CENTRAL BUSINESS DISTRICT CONCEPT PLAN AS DISCUSSED IN THIS STAFF REPORT.

AND
APPROVE PLN2004-00171, AS SHOWN ON EXHIBIT "A" AND EXHIBIT "C", SUBJECT TO CONDITIONS IN EXHIBIT "B".

- Item 3. **IRVINGTON FAMILY APARTMENT – 40800 Grimmer Boulevard – (PLN2004-00307)** – to consider a Planned District Major Amendment to reallocate density at 49 du/ac for two-acre site and to propose a Private Vehicle Access Way (PVAW) less than 32 feet in width, a Preliminary Grading Plan, and Site Plan and Architectural Approval for 100 unit rental apartment complex with small retail space in the Irvington Planning Area. ~~Regis Homes and BRIDGE Housing are proposing two separate developments on the existing Tri-City Patio World property for a total of 215 townhouse, condominium and below market rental apartment units.~~ A Mitigated Negative Declaration has been previously prepared and adopted for the General Plan Amendment and Rezoning of the site, which includes the anticipated development of this site.

Commissioner Harrison asked if the continuance had been requested by the applicant or by staff.

Planning Director Schwob replied that because of an unresolved issue, this item had not been ready to bring before the Commission at this meeting. The issue had been resolved and the report was in the process of being written.

CONTINUE TO OCTOBER 28, 2004.

- Item 4. **IRVINGTON VILLAGE – 40800 Grimmer Boulevard – (PLN2004-00308)** – to consider a Planned District Major Amendment to reallocate density to 18 du/ac for a 2 acre site and to propose a Private Vehicle Access Way (PVAW) less than 32 feet in width, a Preliminary Grading Plan, Private Street, and Site Plan and Architectural Approval for 115 townhouses and condominium units in the Irvington Planning Area. ~~The Regis development would be directly adjacent to the proposed Affordable Rental development by BRIDGE Housing.~~ A Mitigated Negative Declaration has been previously prepared and adopted for the General Plan Amendment and Rezoning of the site, which includes the anticipated development of this site.

CONTINUE TO OCTOBER 28, 2004.

The motion carried by the following vote:

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| AYES: | 6 – Harrison, King, Lydon, Natarajan, Sharma, Wieckowski |
| NOES: | 0 |
| ABSTAIN: | 1 – Weaver |
| ABSENT: | 0 |
| RECUSE: | 0 |

PUBLIC COMMUNICATIONS

ORAL COMMUNICATIONS

PUBLIC HEARING ITEMS

No items for Public Hearing.

MISCELLANEOUS ITEMS

Information from Commission and Staff:

- Information from staff: Staff will report on matters of interest.

Planning Director Schwob announced that the meeting schedule for the year 2005 would be brought before the Commission at the October 28th meeting. He brought the Commissioners' attention to the new Housing Element Incentives brochure for affordable housing that was included in their packets.

- Information from Commission: Commission members may report on matters of interest.

Meeting adjourned at 7:07 p.m.

SUBMITTED BY:

APPROVED BY:

Alice Malotte
Recording Clerk

Jeff Schwob, Secretary
Planning Commission